

IN RE: PETITION FOR ADMIN. VARIANCE
SW/Corner Tredegar Avenue and
Park Grove Avenue
(1501 Tredegar Avenue)
1st Election District
1st Councilmanic District

Paul Adams, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-4-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Paul and Pamela Adams. The Petitioners seek relief from Sections 1B02.3.C.1 and 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 14 feet in lieu of the required 30 feet for an existing open deck. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and accepted into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING

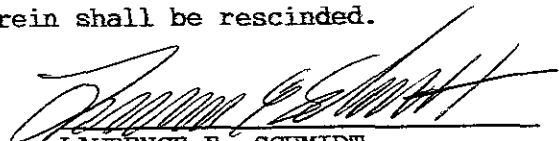
Date

By

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of July, 1998 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.C.1 and 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 14 feet in lieu of the required 30 feet for an existing open deck, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 29, 1998

Mr. & Mrs. Paul Adams
1501 Tredegar Avenue
Catonsville, Maryland 21228

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SW/Corner Tredegar Avenue and Park Grove Avenue
(1501 Tredegar Avenue)
1st Election District - 1st Councilmanic District
Paul Adams, et ux - Petitioners
Case No. 99-4-A

Dear Mr. & Mrs. Adams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File

ORDER RECEIVED FOR FILING

Date

By



Petition for Administrative Variance

99-4-A

to the Zoning Commissioner of Baltimore County

for the property located at 1501 TREDEGAR AVENUE
which is presently zoned D.R. 2

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C1 & 30.1A (BCZR)
TO PERMIT A REAR SETBACK OF 14' IN LIEU OF THE REQUIRED 30' FOR AN EXISTING OPEN DECK.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Irregular shape lot.
Existing setbacks are less than present requirements.
Does not change setback to adjacent dwelling.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s).

(Type or Print Name)

Signature

(Type or Print Name)

Signature

1501 TREDEGAR AVE (H) 410 869 0092
Address Phone No

CATONSVILLE MD 21228
City State Zipcode

Name, Address and phone number of representative to be contacted

WALT ADAMS (W) 202-523-0163
Name
9817 DAVOGUE DRIVE (H) 410-992-9704
Address Phone No
COLUMBIA, MD 21044
City State Zipcode

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: RT

DATE: 7/12/98

ESTIMATED POSTING DATE: 7-12-98

Printed with Soybean Ink
on Recycled Paper

ITEM #: 4

Affidavit in support of 99-4-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1501 TERRELL AVE
address
CARONVILLE MD 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Irregular shape lot.
Existing setbacks are less than present requirements
No change in setback to adjacent dwelling.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
(signature)
PAUL ADAMS
(type or print name)



[Signature]
(signature)
PAMELA ADAMS
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1 day of July, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Paul Adams and Pamela Adams

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

July 1, 1998
date

[Signature]
NOTARY PUBLIC

My Commission Expires
BEVERLY J. CARRIGAN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 6, 1999



Petition for Administrative Variance

99-4-A

to the Zoning Commissioner of Baltimore County

for the property located at 1501 TREDEGAR AVENUE
which is presently zoned D.R. 2

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C1 & 301.1A (BCZR)

TO PERMIT A REAR SETBACK OF 14' IN LIEU OF THE REQUIRED 30' FOR AN EXISTING OPEN DECK.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

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Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s).

(Type or Print Name)

Signature

(Type or Print Name)

Signature

1501 Tredegar Ave. (H) 410 869-0092

Address

(W) 410-379-5050 ext 507

Catonsville

City

MD

State

21228

Zipcode

Name, Address and phone number of representative to be contacted

WALT ADAMS

Name

9817 DAVIDE DRIVE (H) 410-992-9704

Address

Phone No.

COLUMBIA, MD 21044 (W) 202-523-0163

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: R.T.

DATE: 7-2-98

ESTIMATED POSTING DATE: 7-12-98

Printed with Soybean Ink
on Recycled Paper

ITEM #: 4

Affidavit in support of 99-4-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1501 TREOGLAR AVENUE
address

(7508) 11.108 * 10.8 5081
RESIGNED BY TO CELL IN 'STATESVILLE' MARY A. HARRIS OF
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Irregular shape lot

Existing setbacks are less than present requirements

No change in setback to adjacent dwelling

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

X [Signature]
(signature)
Paul Adams
(type or print name)



✓ Pamela J. Adams
(signature)
Pamela Adams
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1 day of July, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Paul Adams and Pamela Adams

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

July 1, 1998
date

Beverly J. Carrigan
NOTARY PUBLIC

My Commission Expires:

BEVERLY J. CARRIGAN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 6, 1999

99-4-A

ZONING DESCRIPTION FOR: 1501 TREDEGAR AVENUE

Beginning at a point on the South side of TREDEGAR AVE. which is 60 feet wide at the distance of 0' west of the nearest improved intersecting street PARK GROVE AVE. which is 40 feet wide. Being Lot #404 ^(shown on plat as 404) in Oak Forest Park as recorded in Baltimore County Plat Book #5 Folio 91, containing 12,874 square feet. Also known as 1501 TREDEGAR AVE. and located in the 1ST Election District, 1ST Councilmanic District.

ITEM #4

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

ITEM # 4
No. 056177

99-4-A

ACCOUNT 2001-6150

DATE 7-2-78

010-RV

AMOUNT \$ 50.00

RECEIVED FROM: WALT ADAMS

FOR (Attn. Variance) # 1501 TREDEGAR AVE

R.T.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL
7/02/1998 7/02/1998 09:45:04
REQ US06 CASHIER MALL MWM PRIMER
5 MISCELLANEOUS DASH RECEIPT
Receipt # 022141
CR NO. 056177

OPEN

50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case # 99-04-A
Petitioner/Developer:
(Pam Adams)
Date of Hearing/Closing:
(July 27, 1998)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____

1501 Tredegar Avenue Baltimore, Maryland 21228 _____

The sign(s) were posted on _____ July 10, 1998 _____
(Month, Day, Year)

Sincerely,

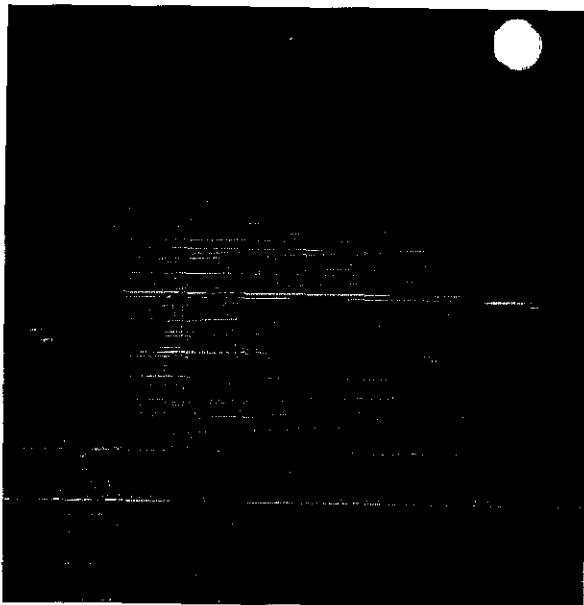

(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
(Telephone Number)



99-4-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99-4 -A Address 1501 TREDEGAR AVE.

Contact Person: REG. TANGUILIG Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7-12-98 Posting Date: 7-12-98 Closing Date: 7-27-98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99-4 -A Address 1501 TREDEGAR AVE.
Posting Date: 7-12-98 Closing Date: 7-27-98

Wording for Sign: To Permit^a rear setback of 14ft. in lieu of
the required 30 ft. for an existing open deck.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

99-4-1

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: ✓ 4

Petitioner: Paul & Pamela Adams

Location: 1501 Tredegar Ave, Catonsville MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Paul & Pamela Adams

ADDRESS: 1501 Tredegar Ave., Catonsville MD 21228

PHONE NUMBER: (H) 410 869-0092

(W) 410 379-5050 ext 507

AJ:ggs

(Revised 09/24/96)



Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

Plat book # _____, folio # _____, lot # _____, section # _____

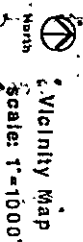
OWNER: _____

North

date: _____

prepared by: _____

Scale of Drawing: 1" = _____



LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____

acreage

square feet

public private

SEWER: ☐ ☐

WATER: ☐ ☐

yes

no

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: _____

Zoning Office USE ONLY

reviewed by: _____ ITEM #: _____ CASE#: _____



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 7.14.98
Item No. 004 RT

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

July 22, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JULY 13, 1998

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

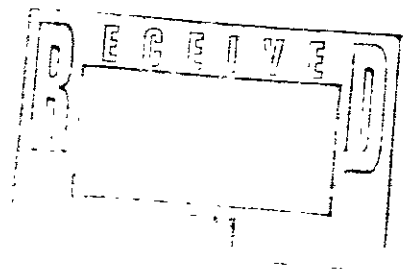
8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

001, 002, 003, 004, 005, 006, 007, 009, 010

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: July 10, 1998

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

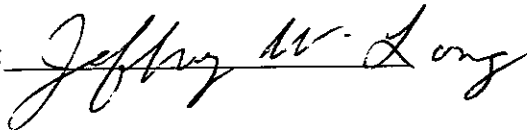
SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 492, 2, 3, 4, 9, and 10

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Section Chief:

A handwritten signature in cursive script, reading "Jeffrey W. Long", written over a horizontal line.

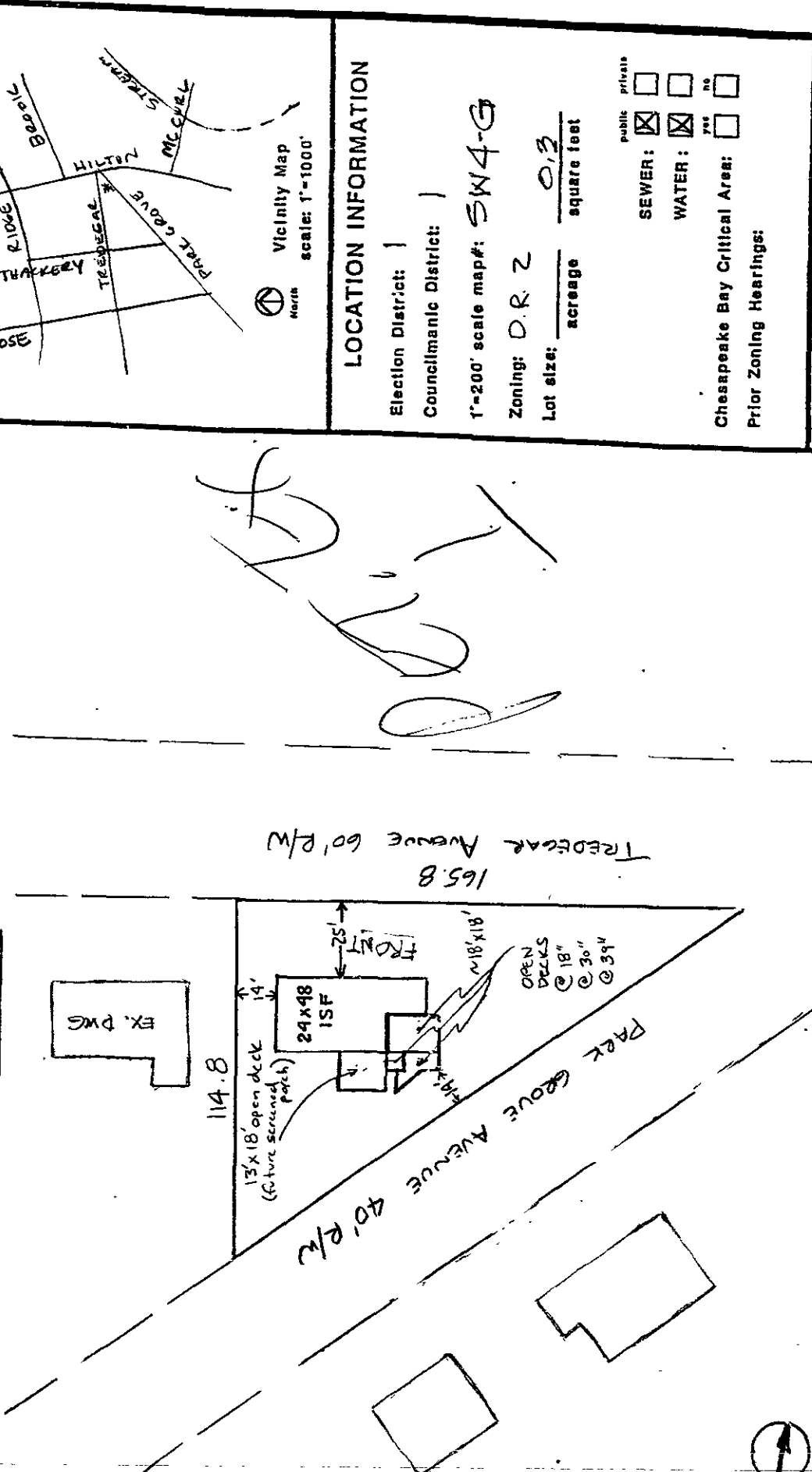
AFK/JL

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1501 TREDEGAR AVENUE see pages 5 & 6 of the CHECKLIST for additional required information

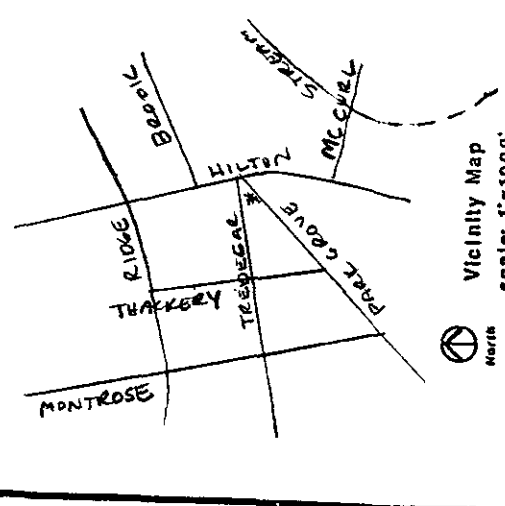
Subdivision name: OAK FOREST PARK
 plat book # 5, folio # 91, lot # 101, section # 1

OWNER: PAUL & PAMELA ADAMS



North arrow:

date: 7/1/98
 prepared by: WALTER ADAMS Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 1
 Councilmanic District: 1
 1"=200' scale map #: SW4-G
 Zoning: D.R. 2
 Lot size: 0.3 acreage 0.3 square feet

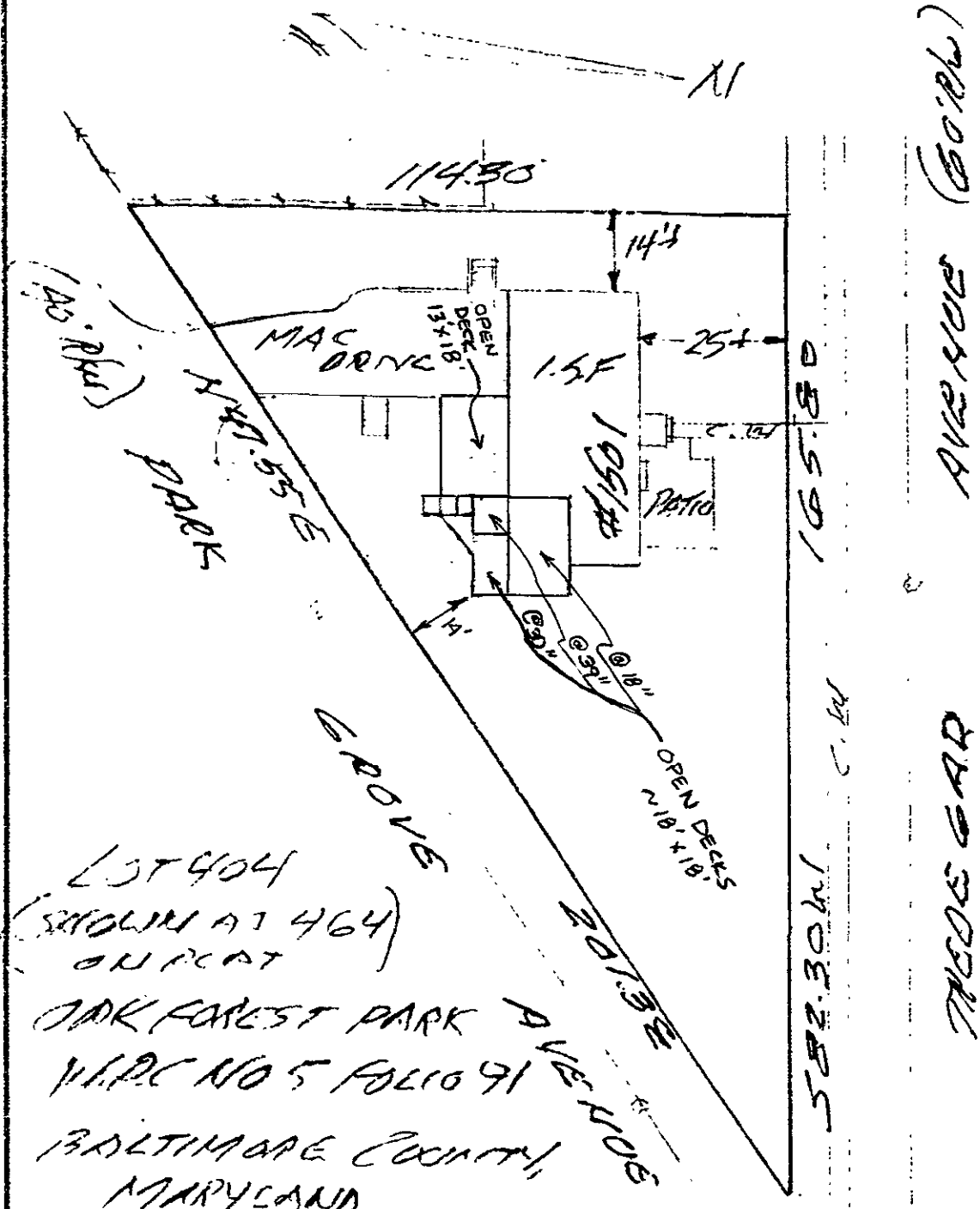
Chesapeake Bay Critical Area: ☐ public ☐ private
 SEWER: ☒ public ☐ private
 WATER: ☒ public ☐ private
 Prior Zoning Hearings: ☐ yes ☐ no

Zoning Office USE ONLY!

reviewed by: RT ITEM #: 4 CASE #: 99-4-A

THE PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OF A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR RE-FINANCING. THE PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS, AND THE PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR RE-FINANCING.

THIS PROPERTY IS NOT LOCATED WITHIN ANY PREVIOUSLY DETERMINED FLOOD PLAIN AREA, UNLESS OTHERWISE INDICATED



99-4-A

ITEM # 4

LOT 404
(SHOWN AT 464)
ON PLAT
JACK FOREST PARK &
M.P.C. NO 5 POLIO 91
BALTIMORE COUNTY,
MARYLAND

LOCATION SURVEY

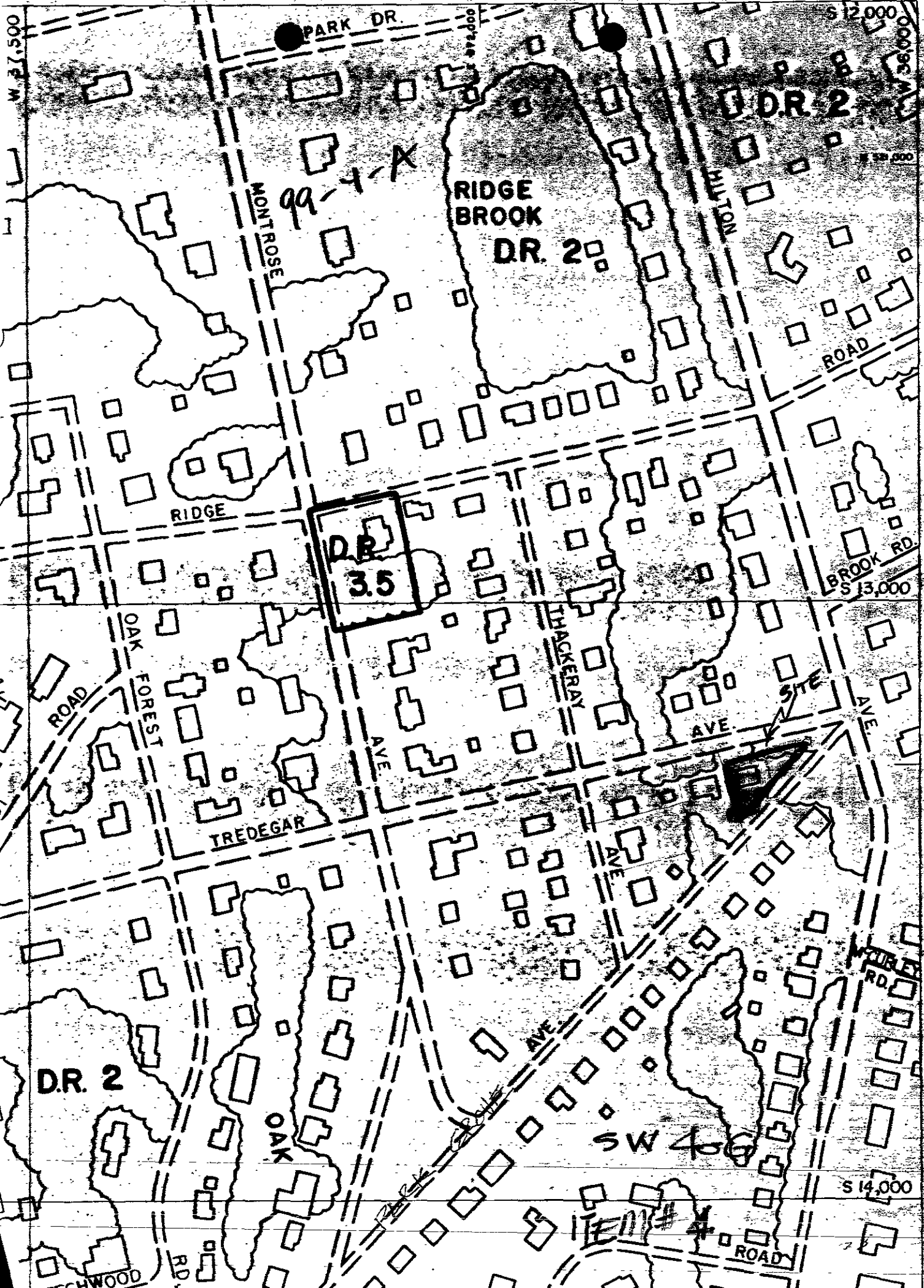
NO. 1501 TREDEGAR AVENUE SCALE 1" = 30'

THIS IS TO CERTIFY THAT ON SEPT 5, 1996 I PERFORMED A LOCATION SURVEY ON THE SUBJECT PROPERTY FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS SHOWN AND SAID IMPROVEMENTS ARE LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY UNLESS INDICATED BY ASTERISK *

Thomas Mayo Hoffman
THOMAS MAYO HOFFMAN



The Surveyors -
Professional Land Surveyors
307 W. LAFAYETTE AVENUE
BALTIMORE, MD 21201
PHONE: (410) 223-8777



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1501 TREDEGAR AVENUE

Subdivision name: OAK FOREST PARK

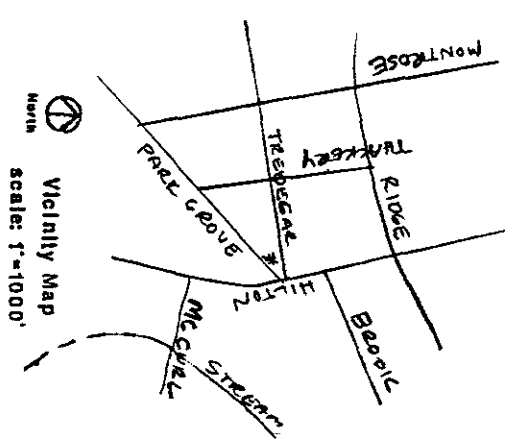
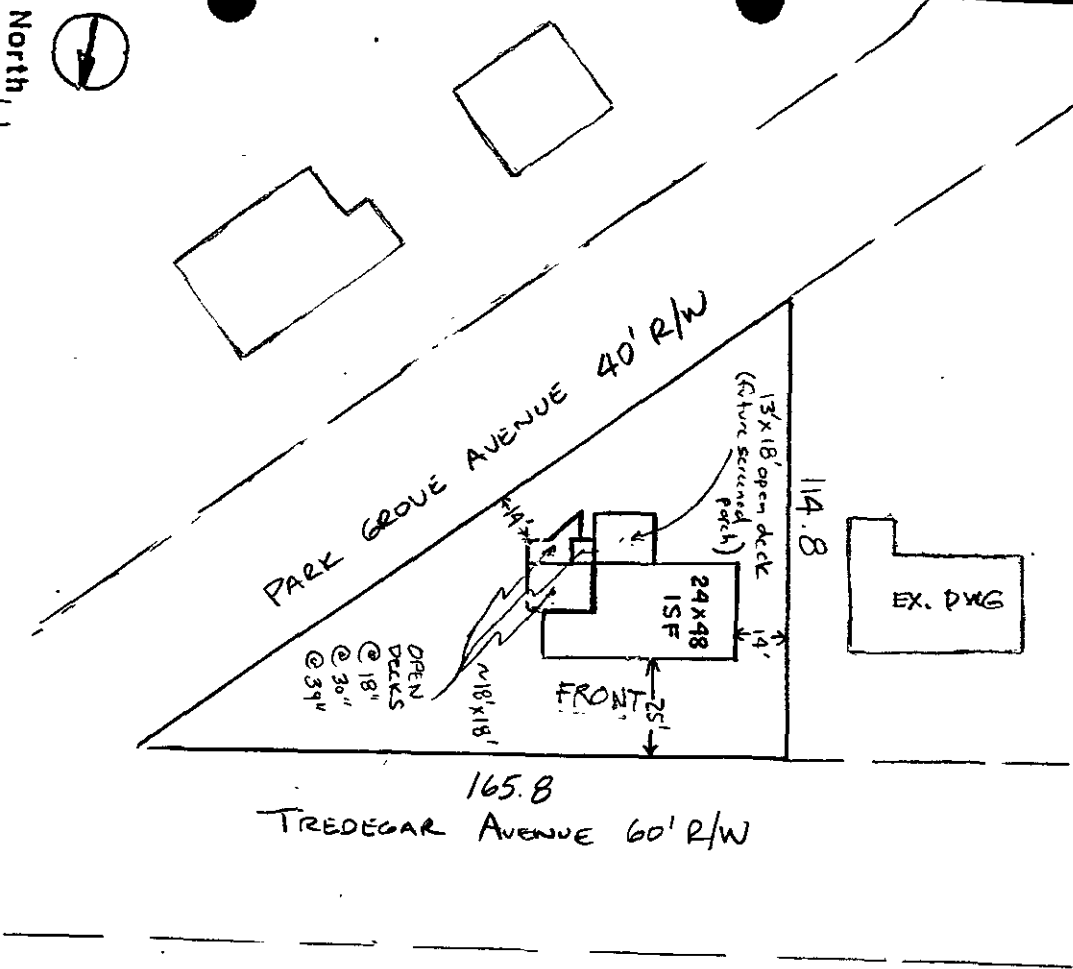
plat book # 5, folio # 91, lot # , section #

OWNER: Paul & Pamela Adams

see pages 5 & 6 of the CHECKLIST for additional required information

North
date: 7/1/98
prepared by: Walt Adams

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 1

Councilmanic District: 1

1"=200' scale map#: SW4-G

Zoning: O.R. 2

Lot size: 0.3
acreage square feet

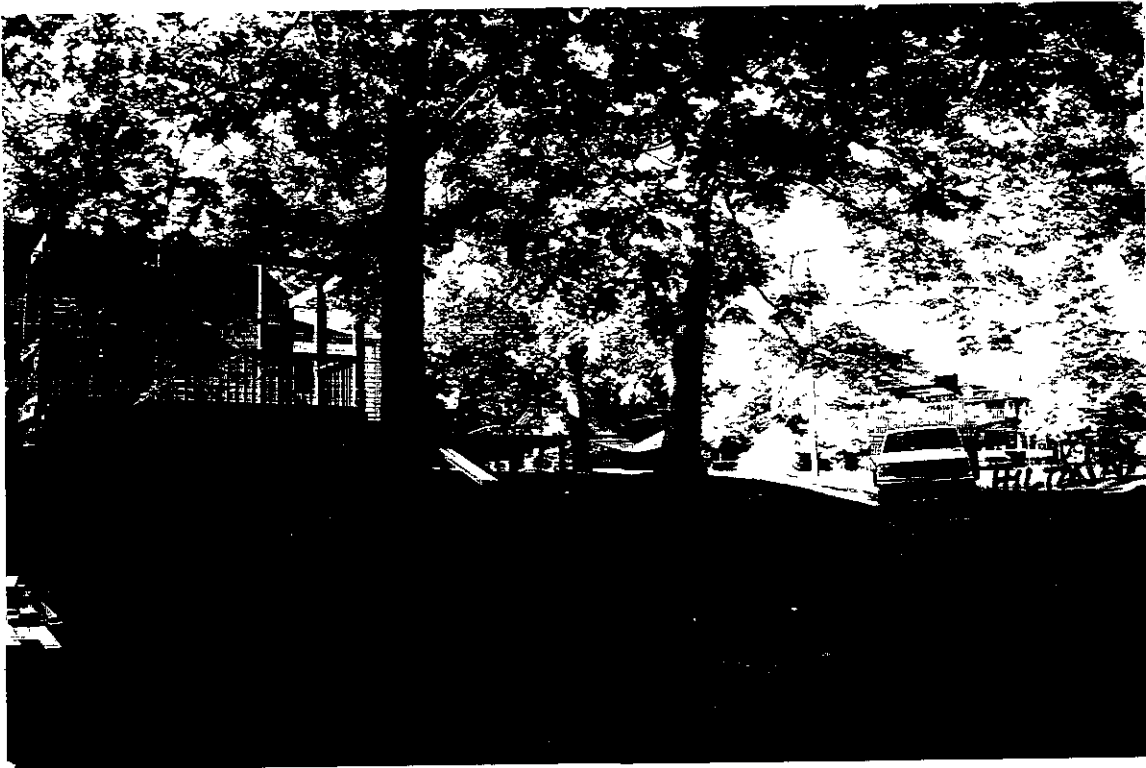
Public private
SEWER: ☒ ☐
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ ☐
Prior Zoning Hearings: ☐ ☐

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

RT 4 99-4-A

99-4-A



HEARING; MONDAY, MARCH 2, 1998 at 2:00 p.m. in Room 407, County Courts Building.

CASE NUMBER; 98-270-A
9900 Hidden Valley Road
N/S Forge Road, 70' W Cross Road
11th Election District - 5th Councilmanic

Variance to allow two commercial vehicles in excess of 10,000 pounds gross vehicle weight to be parked on a residential lot in lieu of the zero allowed.

HEARING; TUESDAY, MARCH 3, 1998 at 9:00 a.m. in Room 407, County Courts Building.

CASE NUMBER; 98-272-A
10251 York Road
E/S York Road, 40' +/- S of c/l Scott Adam Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Scotts Corner Limited Partnership
Lessee: Tony Petronelli

Varance to permit 221 parking spaces in lieu of the required 265 spaces.

HEARING; TUESDAY, MARCH 3, 1998 AT 10:00 A.M.; in Room 407, County Courts Building.

CASE NUMBER: 98-276-A
Lot 162, Section B, Chesapeake Terrace
N/S Hughes Avenue, 262.5' W of c/l Murray Avenue
Legal Owner(s): Robert Cordell Smith and Carol Lynn Smith

Variance to allow a lot width of 50 feet in lieu of the required minimum 55 feet and any other variances that the commissioner deems necessary.

HEARING; TUESDAY, MARCH 3, 1998 at 11:00 a.m. in Room 407, County Courts Building.

CASE NUMBER : 98-247-XA
16535 Yeoho Road
beginning at a point in center of Yeoho Road, 2800' NW of c/l Benson Mill Road

99-4-A



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FEBRUARY, 1998
MARCH, 1998.....PART I

CASE NUMBER: 98-267-SPH
2711 Taylor Avenue
SWC Taylor Avenue and Oak Avenue
9th Election District - 6th Councilmanic
Legal Owner(s)- Terry J. Gerahy

Special Hearing to amend variance case #97-295-SPHA regarding the fence and lighting conditions.

HEARING - MONDAY, MARCH 2, 1998 at 9:00 a.m. in Room 407 County Courts Building.

CASE NUMBER: 98-268-XA
4618 Black Rock Road
N/S Black Rock Road, 340' SE of c/l Grace Road
5th Election District - 3rd Councilmanic
Legal Owner(s): Grace United Methodist Church of Hampstead

Special Exception for a church, Sunday School, and church related uses.
Variance to permit a front setback of 36 feet in lieu of the required 75 feet; to permit side and rear setbacks of 3 feet in lieu of the required 35 feet; to permit a crushed stone parking surface without striping in lieu of the required durable, dustless surface with striping.

HEARING - MONDAY, MARCH 2, 1998 at 10:00 a.m. in Room 407, County Courts Building.

CASE NUMBER: 98-273-A
3421 Liberty Gardens Road
SE/S Liberty Gardens Road, 541.67' NE of Bexhill Road
2nd Election District - 2nd Councilmanic
Legal Owner(s): Hariam Sabaji and George Jabaji

Variance to permit existing side yard setbacks of 21 feet and 33 feet in lieu of the required 50 feet with zero foot vegetative buffers on lieu of the required 20 foot inside and rear yard; to permit a .477 acre lot size in lieu of the required 1 acre; to permit a fenced play area to be zero feet from a residential lot line in lieu of the required 20 feet; and to permit no onsite parking for employees in lieu of the required 2 spaces.

HEARING; MONDAY, MARCH 2, 1998 at 2:00 p.m. in Room 407, County Courts Building.

CASE NUMBER: 98-270-A
9900 Hidden Valley Road
N/S Forge Road, 70' W Cross Road
11th Election District - 5th Councilmanic

Variance to allow two commercial vehicles in excess of 10,000 pounds gross vehicle weight to be parked on a residential lot in lieu of the zero allowed.

HEARING; TUESDAY, MARCH 3, 1998 at 9:00 a.m. in Room 407, County Courts Building.

CASE NUMBER: 98-272-A
10251 York Road
E/S York Road, 40'+/- S of c/l Scott Adam Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Scotts Corner Limited Partnership
Lessee: Tony Petronelli

Variance to permit 221 parking spaces in lieu of the required 265 spaces.

HEARING; TUESDAY, MARCH 3, 1998 AT 10:00 A.M.; in Room 407, County Courts Building.

CASE NUMBER: 98-276-A
Lot 162, Section B, Chesapeake Terrace
N/S Hughes Avenue, 262.5' W of c/l Murray Avenue
Legal Owner(s): Robert Cordell Smith and Carol Lynn Smith

Variance to allow a lot width of 50 feet in lieu of the required minimum 55 feet and any other variances that the commissioner deems necessary.

HEARING; TUESDAY, MARCH 3, 1998 at 11:00 a.m. in Room 407, County Courts Building.



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MARTINSBURG, W. V. 25801

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

| SCALE | LOCATION | SHEET |
|--|-----------------------|-------|
| 1" = 200' ± | Sheet # 4 | S.W. |
| DATE OF PHOTOGRAPHY JANUARY 1966 | CATONSVILLE 99-4-K | 4-G |